

041.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

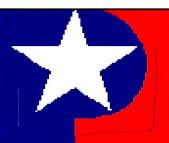
884,000 / 884,000

USE VALUE:

884,000 / 884,000

ASSESSED:

884,000 / 884,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28		EXETER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KAVANAGH FRANCIS A III	
Owner 2:	
Owner 3:	

Street 1: 28 EXETER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: KAVANAGH FRANCIS A III-ETAL -
Owner 2: KAVANAGH CATHLEEN E -
Street 1: 12 PARKVIEW AVE
Twn/City: BEVERLY
St/Prov: MA
Postal: 01915

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 4500 Sq. Ft. Site 0 80. 1.23 1																			

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					28151	
104	4500.000	438,000	2,000	444,000	884,000					GIS Ref	
										GIS Ref	
										Insp Date	
										11/09/18	

PREVIOUS ASSESSMENT							Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	V	Tst
2020	104	FV	438,200	2000	4,500.	444,000	884,200	884,200	Year End Roll	12/18/2019
2019	104	FV	341,600	0	4,500.	471,800	813,400	813,400	Year End Roll	1/3/2019
2018	104	FV	341,600	0	4,500.	344,100	685,700	685,700	Year End Roll	12/20/2017
2017	104	FV	320,700	0	4,500.	299,700	620,400	620,400	Year End Roll	1/3/2017
2016	104	FV	320,700	0	4,500.	255,300	576,000	576,000	Year End	1/4/2016
2015	104	FV	286,200	0	4,500.	249,800	536,000	536,000	Year End Roll	12/11/2014
2014	104	FV	286,200	0	4,500.	205,400	491,600	491,600	Year End Roll	12/16/2013
2013	104	FV	297,600	0	4,500.	195,400	493,000	493,000		12/13/2012

SALES INFORMATION							TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
KAVANAGH FRANCI	66358-400		11/10/2015	Convenience	1	No	No			
	15261-167		10/1/1983		95,000	No	No	Y		

BUILDING PERMITS							ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result
2/6/2008	104	Manual	13,800	C		G9	GR FY09	re-build fr and re	11/9/2018	MEAS&NOTICE
9/24/2002	790	Re-Roof	6,000	C					4/20/2018	Mail Update
									1/9/2009	Meas/Inspect
									3/21/2000	Inspected
									2/25/2000	Measured
									11/1/1981	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			SCUTTLE	OF=2 BMT SINKS.																																																																																														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																		
Sec Wall:		%		OthrFix: 2	Rating: Average																																																																																																		
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																																																																																													
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																														
View / Desir:				Frl:	Rating:			Other																																																																																															
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																															
Grade: C - Average								Lvl 2																																																																																															
Year Blt: 1923	Eff Yr Blt:							Lvl 1																																																																																															
Alt LUC:		Alt %:						Lower																																																																																															
Jurisdct: G10		Fact: .																																																																																																					
Const Mod:																																																																																																							
Lump Sum Adj:																																																																																																							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																											
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL																																																																																										
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	5	2	1																																																																																										
Sec Int Wall:		%		Floor:				Additions:		1	6	3	1																																																																																										
Partition: T - Typical				% Own:				Kitchen:																																																																																															
Prim Floors: 3 - Hardwood				Name:				Baths:																																																																																															
Sec Floors:		%						Plumbing:																																																																																															
Bsmnt Flr: 12 - Concrete								Electric:																																																																																															
Subfloor:								Heating:																																																																																															
Bsmnt Gar:								General:																																																																																															
Electric: 3 - Typical																																																																																																							
Insulation: 2 - Typical																																																																																																							
Int vs Ext: S																																																																																																							
Heat Fuel: 1 - Oil																																																																																																							
Heat Type: 5 - Steam																																																																																																							
# Heat Sys: 2																																																																																																							
% Heated: 100		% AC:																																																																																																					
Solar HW: NO		Central Vac: NO																																																																																																					
% Com Wall		% Sprinkled:																																																																																																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																											
SPEC FEATURES/YARD ITEMS																																																																																																							
PARCEL ID 041.0-0004-0004.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
22	Wood Deck	D	Y	112x16	A	AV	2016		11.21	T	5	104			2,000		2,000																																																																																						
More: N	Total Yard Items:	2,000		Total Special Features:			Total:	2,000																																																																																															
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